



\$679,000

Last Mountain Lake 161 Acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 220 McKillop
Closest Town:	Silton	Location:	Saskatchewan
MLS Number:	SK045838	Title Acres (ISC):	161.3
Cultivated Acres:	155	Soil Final Rating:	45.8
Price:	\$679,000	\$/Titled Acres:	\$4,209.55
Avg AV/Qtr:	\$267,000	Farmland:	\$679,000
P/AV Multiple:	2.54		
Enterprise:	Grain		

Description

Location and opportunity set this quarter apart. Situated in the RM of McKillop No. 220 with views toward Long Lake and just 7 km from Rowan's Ravine Provincial Park, the property is well positioned to take advantage of the recreational and year-round activity surrounding the lake. Its location creates possibilities for a **forever home, recreational cabin, storage facility, service-based business or other value-added development** that could complement the nearby lake community, subject to applicable municipal approvals and zoning.

At the same time, this is productive Saskatchewan farmland. The quarter offers approximately **161.31 titled acres, including 155 cultivated acres**, with Weyburn and Forget Complex loam soils, a **45.8 SAMA Soil Final Rating**, and a location within **SCIC Risk Zone 15**. The high percentage of cultivated acres provides a solid agricultural base for producers looking to expand or investors seeking a long-term farmland asset.

Whether the priority is **lake-country potential, productive farmland, or a combination of both**, this quarter offers a unique opportunity to own land in a desirable location near Long Lake.

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
220	SW	14	23	23	2	0	161.3		160	155	0	0	5	\$267,000	Weyburn, Forget Complex	Loam	45.8	L	15	\$1,046.56
Totals							161.3	0	160	155	0	0	5	\$267,000	Weighted Average Final Rating 45.8					\$1,046.56

Average per 160 acres \$267,000

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

Sask Grains Risk Zones <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





Twp 23



